Self-Build / Custom-Build BNG Exemption Form

This form should be submitted with your planning application to confirm that the proposed development qualifies for exemption from the mandatory Biodiversity Net Gain (BNG) requirements under Schedule 14 of the Environment Act 2021.

Applicant Name:	**Mr.** FARHAD GHADIMI
Site Address:	Land to the rear of 5 Demesne Road, Whalley Range, M16 8HG
Application Reference	143922/FO/2025
Date:	October 2025

Section 1: Development Description

The proposal comprises the construction of a single-storey detached summer bungalow (approx. 60 sqm) located within the rear garden of the existing residential property. The building is custom-built for personal use and occupation by the applicant.

Section 2: Exemption Criteria Confirmation

The development qualifies as a **BNG-exempt custom-build project** as it meets the following criteria:

- The proposal involves the construction of fewer than 9 dwellings;
- The total site area is less than 0.5 hectares;
- The dwellings are being built or commissioned by individuals for their own occupation (custom-build/self-build);
- The project does not form part of a larger phased development.

The applicant confirms that the above criteria are satisfied.

Section 3: Declaration

I confirm that the proposed development qualifies as a self-build/custom-build dwelling as defined by the Self-Build and Custom Housebuilding Act 2015 and therefore is exempt from mandatory Biodiversity Net Gain (BNG) requirements.

I understand that providing false or misleading information may invalidate this exemption.

Applicant Signature:	[redacted]
Full Name (print):	Farhad Ghadimi
Date Signed:	05/10/2025